

Heritage Statement and Impact Assessment

SITE NAME *KERRIS MANOR FARMHOUSE*

ADDRESS OF SITE
(INCLUDING POSTCODE) *PAUL, PENZANCE TR19 6UY*

GRID REFERENCE *SW441313 27157*

1. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1. Scheduled Monument (SM)	
2. World Heritage Site (WHS)	
3. Listed Building (LB)	✓
4. Conservation Area (CA)	
5. Registered Park and Garden (RPG)	
6. Historic Battlefield (HB)	
7. Locally Listed Heritage Asset (LLHA)	
8. Archaeological Notification Area (ANA)	
9. Other Non-Designated Heritage Asset (including below ground archaeology)	

2. Proposed Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Repairs to the roof of the dwelling here and adjoining barn, following extensive storm damage. The repairs are very urgently needed to protect the fabric of the building from further damage.

Please list the works proposed including specific materials e.g. replacement single glazed timber windows, reroofing, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Proposal to remove the existing wet laid roof, make good any necessary timber repairs then replace the slates ~~with~~ by wet laying them as per the recommendations of our refer Andrew Hadwin. There are to

- carefully salvage as many slates from the roof for re-use
- salvage the ridge tiles for re-use
- repair any defective timbers on a like for like basis
- felt and batten the roof with a breathable membrane (or a bitumen felt if preferred for bats and then install vents in the ridge and eaves). The battens will be 25 x 38 battens fastened with galvanized nails.
- ~~then~~ Additional slates would be laminated from a beam at the ~~low~~ far western end of the building
- Slates to be bedded in a lime mortar mix by the Cornish Lime Company, fixed with one copper nail head.
- Lead valleys to be renewed
- Retrieved ridge tiles bedded back on
- verges and wind spans to be finished in the two coats of the same lime mortar.
- For more detail please see Andrew Hadwin's report.

4. What is known about the affected heritage asset(s)

Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening.
Please add any research material as an appendix to this report.

Please see attached heritage statement by Pontico Heritage.

3. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report)

Please see the attached heritage statement by Portico Heritage.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please identify and explain what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report).**

If these repairs are not urgently carried out, the roof will fully blow off the building leading to significant damage to the structure of the building; There are now many large holes, damage to the ceilings below is extremely likely and water has started ingress again following Storm Zoey's. The patch repairs following the extensive damage caused by Storm Ciara on the 17 November ²⁰²¹ are struggling to keep water out despite being repeatedly patched.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimized. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report.)

Our proposal to not lay the roof using reclaimed slates from the existing roof covering supplemented by slates from a barn on the same farmstead will pragmatically ensure the roof covering is historically authentic. The slates from the farmhouse will be used first on the elevations most visible from the track/footpath with the barn slates used on the less visible elevations (courtyard and N/W elevations).

Contact Details:

Historic England: www.historicengland.org.uk

Local Planning Authority:

Cornwall Council: <https://www.cornwall.gov.uk/>

Cornwall Council Planning Pages: <https://www.cornwall.gov.uk/planning-and-building-control/>